

WELCOME FINANCIAL SERVICES LIMITED (WFSL)

LEASES LIABILITIES THAT ARE INCLUDED WITHIN THE WFSL SCHEME

Any liability of WFSL, including without limitation liability for rent (including sums becoming due as a result of the determination of rent review) service charges, insurance rents and other outgoings, liability for repairs and dilapidations, and whether falling due for payment before, on or after the effective date of the WFSL Scheme (*WFSL Effective Date*) and whether payable by WFSL as tenant, guarantor, former tenant, former guarantor or otherwise) in relation to any lease which falls into any one or more of the following categories:

- (a) which has as at the WFSL Effective Date terminated (whether by effluxion of time, surrender, forfeiture or otherwise);
- (b) of which the current tenant is not a member of the Group as at 31 October 2010;
- (c) which has been assigned by the tenant and the assignee is not a member of the Group;
- (d) of which the tenant has sub-let the whole of the demised premises and the sub-tenant is not a member of the Group; or
- (e) (whether or not also falling into one of the above categories) one of the following premises:
 - (i) Building 106, Longmead Road, Bristol;
 - (ii) Part 2nd Floor, Argent Business Centre, Sunderland;
 - (iii) 7-9 Market Buildings, High Road, Southampton;
 - (iv) 18/20 Bridge Street, Musselburgh;
 - (v) Unit C, Neptune Park, Dolphin Way, West Thurrock;
 - (vi) First Floor Rear, 103 Cranbrook Road, Ilford;
 - (vii) Unit 1, Edinburgh Interchange, Edinburgh;
 - (viii) Unit 6, The Griffin Centre, Staines Road, Feltham;
 - (ix) Unit 9B, Darwin Court, Blackpool;
 - (x) Part 6th Floor, East Wing, Trigate, Birmingham;
 - (xi) Suite 2, Arran House Business Centre, Arran Road, Perth;
 - (xii) Unit 3, Blair Court, Clydebank;

- (xiii) Ground Floor Office, 3 Cecil Street, Margate;
- (xiv) Part 5th Floor, Davis House, Croydon;
- (xv) Unit 3, Ensign House, Plymouth; and
- (xvi) Suite 19, Block B, Brunts Business Centre, Mansfield.